



Tarrant Appraisal District Property Information | PDF Account Number: 42661828

Address: 2100 CHRISTOPHER LN

City: EULESS Georeference: 24198-A-17 Subdivision: LONESTAR ESTATES PHASE 1 Neighborhood Code: 3B040W Latitude: 32.825524448 Longitude: -97.1181167168 TAD Map: 2114-420 MAPSCO: TAR-054R



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This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: LONESTAR ESTATES F Block A Lot 17	PHASE 1
Jurisdictions: CITY OF EULESS (025) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) HURST-EULESS-BEDFORD ISD (916) State Code: A Year Built: 2022	Site Number: 800054839 Site Name: LONESTAR ESTATES PHASE 1 Block A Lot 17 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size ⁺⁺⁺ : 2,159 Percent Complete: 100% Land Sqft [*] : 8,731
Personal Property Account: N/A	Land Acres [*] : 0.2004
Agent: None Protest Deadline Date: 5/24/2024	Pool: N

+++ Rounded.

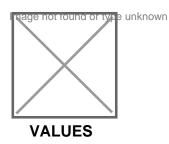
* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner: POKHAREL SANAD PARAJULI NISCHALA

Primary Owner Address: 7013 BUFFALO CROSS TRL FORT WORTH, TX 76120 Deed Date: 9/17/2022 Deed Volume: Deed Page: Instrument: D222229483

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENNAR HOMES OF TEXAS SALES & MARKETING LTD	9/16/2022	<u>D222229482</u>		



This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$358,214	\$115,000	\$473,214	\$473,214
2024	\$432,018	\$115,000	\$547,018	\$547,018
2023	\$444,500	\$75,000	\$519,500	\$519,500
2022	\$0	\$52,500	\$52,500	\$52,500
2021	\$0	\$52,500	\$52,500	\$52,500
0	\$0	\$0	\$0	\$0

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

• DISABLED VET 70 to 99 PCT 11.22

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.